

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://sumtercountyfl.gov/plandevlop>



## **Development Review Committee Meeting** **August 7, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dave Davis-Attorney, Dan Hickey-Fire Services, Dale Parrett-Public Works, Keith Hunter-Environmental Health Director, Barry Ginn-Barrineau Ginn & Associates, Incorporated, Mike Springstead-Springstead Engineering, Brad Cornelius-Planning Manager, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

*Mr. Ginn joined the Committee as County Engineer for the Non-Villages projects.*

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from July 24, 2006. Mr. Cornelius seconded the motion and the motion carried.

### **NEW BUSINESS:**

#### **Down to Earth – Major Development – Preliminary Review**

David Tillman, Tillman & Associates Engineering, LLC, was present and requested preliminary approval to develop a 226-unit subdivision in Lake Panasoffkee. The subdivision was approved as a Planned Unit Development. Mrs. Webb's comments consisted of correcting the property owner information on the plans, correcting the zoning information on sheets 2 and 3, providing a copy of the recorded deed for right-of-way to the county, providing the locations of the stops signs, stop bars, and speed limit signs, clarifying the additional space between lots 93-104, placing a note on the plans stating who will be responsible for the road maintenance, open space, subdivision signs, and recreation area, providing the homeowner's association documentation, showing the proposed parking area delineated for the recreation area, providing an approximate location for the subdivision signs, providing a copy of deed restrictions or covenants, and listing the percentage of passive open space versus active open space. Mr. Cornelius' comments consisted of clarifying the type of recreational facilities and providing a connection to the county park. Mrs. Rogers' inquired about the potential for odor from the filtration system in Tract J and the site plan. She noted the plant had been moved to the north of the site as requested by the Board of Sumter County Commissioners. The site plan leaves the infiltration basin on the southwest side. Mr. Ginn commented that the water in the infiltration basin may have a slight scent of chlorine, but not an offensive odor. Mrs. Rogers inquired about the consistency of the site plan with the approved master plan. Mr. Tillman stated he has paid close attention to those details. Mrs. Keenum's comments consisted of providing an emergency access gate and the

naming/addressing of the roads within the subdivision. Mr. Tillman noted the emergency access is placed as requested by the Board. Mrs. Howard and Mr. Lukert had no comments. Mr. Davis' comment consisted of an easement. Mr. Hunter requested all existing septic be abandoned. Engineering comments consisted of labeling adjacent properties on the plans, labeling the width of the right-of-way adjacent to the project, clarifying maintenance responsibility, providing a new aerial map, threatened and endangered species survey and historical resources clearance letter, correcting the county road number on sheet 4, and providing a detail on sheet 4 for the lane width of the subdivision entrance. Public Works noted that dedication access from County Road 416 and CR 472 need to be completed. Mr. Parrott also inquired about the flow of drainage in the entrance way to clarify it will not drain onto C-470. Mrs. Webb announced that Fire Services had no comments.

Mrs. Webb moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

*Mr. Ginn excused himself at 2:15 p.m.*

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

#### **TV – Golden Corral @ Buffalo Ridge – Major Development – Preliminary & Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to construct an 11,060 square foot restaurant. Mrs. Webb's comments consisted of correcting the outgoing radius on Wedgewood Lane exit, labeling the dimensions for the parking area along the south side of the building, listing the required setbacks on the plans, and listing the type of screening that will be used along the roadways. Mr. Cornelius' comments were regarding the cross access easement to the west and the landscaping within the parking lot. Mrs. Keenum asked if the restaurant could be accessed from CR 466. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Mr. Hickey stated sprinklers and additional fire hydrants are required due to the size of the building. Engineering comments consisted of providing a stop sign and stop bar at the exit on CR 466, providing a 25' radius for the curb return, relocating the monument sign near Wedgewood Lane, providing access permission to construct outside the property, and providing a copy of all regulatory agency permits.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

#### **VOS – Unit 169 – Major Development – Preliminary & Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 103-unit subdivision. Mrs. Webb's comments consisted of labeling Lot #72 and correcting the errors in the legal description. She asked if an emergency exit be provided. Mr. Cornelius and Mrs. Keenum strongly supported Mrs. Webb's comment regarding the emergency exit. Mr. Hickey noted access is available through the adjoining golf course, and the Villages Public Safety was satisfied with access. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Mr. Hickey's comment consisted of placing an additional fire hydrant between lots #1 and #57. Engineering comments consisted of providing a Superpave asphalt design for the collector portion of Pennecamp Road and providing a copy of all regulatory agency permits.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

**VOS – Mangrove Villas – Major Development – Preliminary & Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 96-unit subdivision. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Mr. Hickey's comment consisted of placing an additional fire hydrant at Mangrove Lane. Engineering comments consisted of including an off set dimension from the centerline or edge of pavement to the fire hydrants and providing a copy of all regulatory agency permits.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

**VOS – Azalea Villas – Major Development – Preliminary & Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop an 85-unit subdivision. Mrs. Webb's only comment consisted of labeling the no outlet sign that will be constructed with Unit 169. Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, and Mr. Hunter had no comments. Mr. Hickey's comment consisted of placing an additional fire hydrant between Lot #21 and #7. Engineering comments consisted of indicating the emergency exit area be stabilized to LBR 40 on the plans, showing a "no outlet" sign at the entrance to the Villas, and providing a copy of all regulatory agency permits. Mr. Parrett's comment consisted of delineating the correct property boundaries on Sheet 2.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

**TV – KFC/Taco Bell @ Southern Trace Plaza – Major Development – Site Permit Extension Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requested a site permit extension to construct a 3,183 square foot building for KFC/Taco Bell. Mr. Palmer explained the restaurant will now be a Taco Bell restaurant only and the square footage is being reduced along with some other minor changes. The Code will allow the site permit to be extended for one (1) year. Mr. Springstead requested a copy of the revised plans, which he will review to confirm the changes are minor and acceptable.

Mrs. Webb moved to approve the site permit extension for one (1) year. Mr. Cornelius seconded the motion and the motion carried.

**VOS – Unit 128 – Major Development – Final Plat Review**

Bryan Baker, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 181-lot/1-tract subdivision. Mr. Baker stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Hunter, Mr. Hickey, Mr. Springstead and Mr. Parrett had no comments. Mr. Davis' comment consisted of labeling the plat to state the County will be accepting the roads.

Mr. Cornelius moved to approve the final plat subject to all comments being addressed on the revised mylar. Mrs. Keenum seconded the motion and the motion carried.

**VOS – Unit 129 – Major Development – Final Plat Review**

Bryan Baker, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 253-lot/1-tract subdivision. Mr. Baker stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Hunter, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments. Mr. Davis' comment consisted of labeling the plat to state the County will be accepting the roads.

Mr. Cornelius moved to approve the final plat subject to all comments being addressed on the revised mylar. Mrs. Webb seconded the motion and the motion carried.

The next meeting is scheduled for August 14, 2006.

Mrs. Webb moved to adjourn. Mr. Cornelius seconded the motion and the motion carried.

Meeting adjourned at 2:40 p.m.